

Royal Bank of Scotland

Ref: 5469139

27 Market Place, Huddersfield, HD1 2AD

Leasehold: Nil Premium, Annual Rent: £40,000

Located in the heart of Huddersfield town

Period property

Retains many features

Potential for variety of commercial uses

Basement and ground floor available

Energy Rating E

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Nestled within the heart of the town, this historic former bank has a wealth of character, presenting a unique opportunity for a dynamic food and bar establishment. Its distinctive architectural features, including arched windows and ornate detailing, make it a standout building, The prime location at the heart of the town ensures a steady flow of foot traffic, making it an enticing destination for locals and visitors alike. Its proximity to public transport links and nearby attractions further enhances its accessibility and visibility.





Location

Huddersfield is a town located in West Yorkshire. It is situated approximately 14 miles southwest of Leeds and 24 miles northeast of Manchester. The town is conveniently accessible via several major motorways, including the M62, which runs to the north of Huddersfield and connects it to Leeds and Manchester. Additionally, the M1 motorway is easily accessible to the east, providing excellent transportation links to other parts of the country.

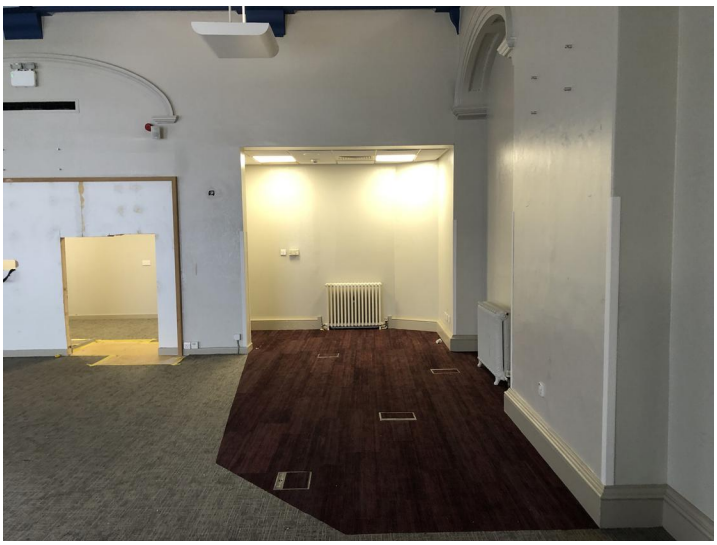
Internal Details

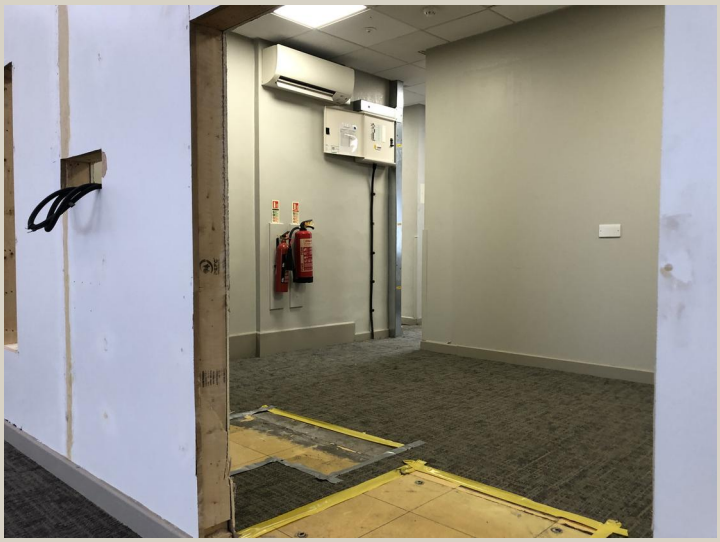
This generously sized space offers a scope of possibilities, situated over the basement and ground floor, providing a perfect canvas for a restaurant/coffee shop, restaurant or bar, with ample room for creativity, the possibilities are endless.

The Opportunity

A one-of-a-kind building offering opportunities for multi operators or a first time business owner seeking to establish a thriving food destination with multiple concepts under one roof. The building's distinctive architecture and prime location will undoubtedly make it an investment with huge potential and endless possibilities.

The property lends itself well to a kitchen, bar or unique dining experience.







Business Rates

The Rateable Value is £35,750 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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